

83-1

ALL - O'NEILL

A-2 owns
file!

MEMORANDUM

March 16, 1962

TO: M. Justin Herman, Executive Director
FROM: Norman Murdoch, Chief, Planning Division
SUBJECT: PROPERTY AT SOUTHWEST CORNER OF FILLMORE & SUTTER

The subject property owned by J. D. McEvoy, was inspected by William O'Neill from the City Bureau of Building Inspection in the company of Mr. Robert Reece. The building contains a number of relatively minor code violations as indicated in the attached inspector's report.

In addition to the code violations indicated, the building is located within fire limits which requires fireproof new construction. My tentative recommendation is that the building be acquired and demolished.



(Attachment)

FIRNO S-A

21A

2014 days

MILITARY

TODAY'S ACTIVITIES (SACRED) WERE:

N/A

GENERAL ACTIVITIES (SACRED) WERE:

N/A

TODAY'S PRIORITY TO ACROSS PLACEMENT IS:

N/A

WE RECEIVED ONE WORD FROM THE POLAR POSITION AND
A TELEGRAM ADVISED US THAT THE AIR FORCE IS HELD UNWILLING
TO TAKE A POSITION ON THIS AND ADVISED US TO TURN OVER
THE INFORMATION AS REQUESTED AS SOON AS POSSIBLE.

TODAY'S PRIORITY IS:

WE RECEIVED ONE WORD FROM THE POLAR POSITION AND WE ARE GOING TO
RECOMMEND YOUR POSITION AS STATED DUE TO THE AIR FORCE POSITION
AND BECAUSE OF THE TIME AND DATE OF INFORMATION NOTIFIED BY

N/A

N/A

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(Attachment)



PARCEL 29/5
ASSESSOR'S BLOCK 1129 LOT 5

OWNER Edward L. Wong

PROPERTY ADDRESS 1129-31 Broderick

LOCATION W Broderick 125' S Ellis

LOT SIZE 25 x 100

TOPOGRAPHY Slopes down to east

ASSESSED VALUATION:

Land \$1,230

Building 2,050

TOTAL \$3,280

AREA 2,500 sq.ft.

TAXES: 1962-63 \$307.99

ZONING R-3

HIGHEST AND BEST USE Present

UNLAWFUL USES -

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$ 230

MONTHLY
ADJUSTED RENT
\$ 230

Adjusted Annual Income

\$ 2,760

REMARKS

ANNUAL EXPENSES

Annual Net Income \$ 498

\$ 2,262

EQUIPMENT

DESCRIPTION OF EQUIPMENT -

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



LEB04-485



FEBO 4 497

LOCATION 727 Golden Gate Avenue PARCEL 768-15
 LOT SIZE 217.5' x 275' Irregular AREA 43,942 sq.ft.
 ASSESSED VALUE LAND \$ City Property ZONING C-M
 BLDG. \$ Not Assessed TAXES \$
 TOTAL
 ACQUIRED Prior to OWNER City & County of San Francisco
 1911



VALUATION SUMMARY

COST APPROACH \$ 560,000

INCOME APPROACH \$ N/A

MARKET APPROACH \$ N/A

FINAL OPINION OF MARKET VALUE

LAND	\$ 320,000
BLDG.	\$ 240,000

TOTAL \$ 560,000

200-7001

VALUATION ANALYSISCOST APPROACH

LAND VALUE BY COMPARISON

48,942 SQ. FT. @ \$6.50	PER SQ. FT.	\$318,123
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DEPRECIATED VALUE OF THE IMPROVEMENTS

Main Bldg. 37,392 SQ. FT. @ \$6.00	PER SQ. FT.	\$224,352
Bungalows 2,891 SQ. FT. @ \$3.25	PER SQ. FT.	\$ 9,396
Paving 30,780 SQ. FT. @ \$0.20	PER SQ. FT.	\$ 6,156
Fence 620 LIN.FT. @ \$1.75	PER LIN.FT.	\$ 1,085

VALUE INDICATED BY COST APPROACH	\$559,112 called \$560,000
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INCOME APPROACH

\$ N/A

MARKET APPROACH

Reference is made to the Sales Book and previous appraisal reports which indicate a land value of \$6.50 per sq. ft.



July 1907

APPRAISAL

54-6

OWNER: Edward Arge Nathan, et al
 PROPERTY ADDRESS: 679-99 Golden Gate

PARCEL NO. 767-9
 DATE ACQ: --

OWNER'S ADDRESS: 334 El Camino Del Mar

IRS: No
 CONSID: N.S.

ZONING: CM PRESENT USE: Garage/Bar

BEST USE: Comm.

ASSESSED VALUE: Land \$ 15,680
 Imps. 10,200
\$ 25,880

TAXES: \$ 2,632.00

LAND: DIMENSION 85' x 120' = 10,200 s.f.

IMPROVEMENTS: Condition Fair Effective Age 40± yrs.

1 story concrete structure with storage basement. Building contains tire shop and bar.

SUMMATION APPROACH:

Rounded to

Land	10,200 s.f. @ \$11.76+/s.f.	\$120,000
Improvements	10,018 s.f. @ \$2.00/s.f.	<u>20,036</u>
		\$140,036
		\$140,000

MARKET COMPARISON:

769-2 - \$ 32,950 or \$13.18/s.f.

783-13 - \$123,000 or \$ 9.32/s.f.

Subject - 10,200 s.f. @ \$13.75/s.f. = \$140,250 \$140,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
Bar (Lease)	\$ 260	\$ 300	\$
Garage & Bsmt. (lease)	885	<u>950</u>	
		\$1,250 x 110 =	\$137,500

INCOME
METHOD
40%

(E)

$$L = 110500$$

$$B = 27000$$

$$E = 6000$$

$$T = \underline{143500}$$

LAND	\$ 120,000
IMPROVEMENTS	<u>17,500</u>

MARKET VALUE OF PROPERTY \$ 137,500



APPRAISAL

60-3

OWNER: James Conlin Company
 PROPERTY ADDRESS: 777-85 Golden Gate Ave.

PARCEL NO. 768-9
 DATE ACQ: 3-9-26

OWNER'S ADDRESS: 2310 Broadway

IRS: -
 CONSID: N.S.

ZONING: CM PRESENT USE: Warehse. & Office
 BEST USE: Present Bldg.

ASSESSED VALUE: Land \$ 9,315
 Imps. 12,900
\$22,215

TAXES: \$2,259.27

LAND: DIMENSION Irregular - 10,750 s.f.

IMPROVEMENTS: Condition Very Good Effective Age 40 ± yr.
 A 1 st. reinforced conc. warehouse type bldg. with 3 stg. lofts,
 6 mezzanine offices, 3 corner offices and 1 lower office, and
 a basement are for a photo lab.

SUMMATION APPROACH:

Rounded to

Land	10,750 s.f.	\$ 8.37/s.f.	\$90,000
Improvements	10,594 s.f.	@ \$5.00/s.f.	\$52,970
Basement	3,850 / s.f.	@ \$2.00/s.f.	<u>7,700</u>
			60,670
			\$150,670
			\$150,700

MARKET COMPARISON:

686-1 - \$100,000 or \$9.14/s.f. - GRM 142.9	
689--5 - \$120,000 or \$10.27/s.f. - GRM 133	
Subject 10,7 s.f. @ \$14.00/s.f. -	\$150,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
Owner's agent refused info	\$450 1050	\$	
		\$ 1500 x 100	\$150,000

Photo lab equipment deemed personal property

$$\begin{aligned}
 L &= 86350 \\
 B &= 80700 \\
 E &= 75000 \\
 T &= 242050
 \end{aligned}
 \quad \rightarrow 167050$$

LAND	\$ 90,000
IMPROVEMENTS	<u>60,000</u>
MARKET VALUE OF PROPERTY	\$150,000



APPRAISAL

61-26

OWNER:	James M. Baldwin	PARCEL NO.	769-2
PROPERTY ADDRESS:	745 Gough	DATE ACQ:	1966
OWNER'S ADDRESS:	745 Gough	IRS:	
ZONING:	CM	CONSID:	32,950
ASSESSED VALUE:	Land \$ 1,650 Imps. <u>2,550</u> <u>\$ 4,200</u>	BEST USE:	same
		TAXES:	\$ 427.14

LAND: DIMENSION $25 \times 100 = 2,500 \text{ s.f.}$

IMPROVEMENTS: Condition Fair Effective Age 30 ± yr.

A 1 st. conc. gar. bldg. with a 4 rm apt. on mezzanine.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$7.00	\$17,500
Improvements	3,125 s.f. @ \$5.25	<u>16,406</u>
		\$33,906
		\$33,900

MARKET COMPARISON:

763--8 44,000 or \$14.67/s.f. - GRM NA
 769-2 - \$32,950 or \$13.18/s.f. - GRM 110
 Subject 2,500 s.f. @ \$13.40 = \$33,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
Shop	Owner	\$ 250	\$
Apt.	Owner	30	
Sign on roof		20	
			\$300 x 110
			\$33,000

(E)

$$L = 16700$$

$$B = 11400$$

$$T = 28100$$

LAND	\$ 17,500
IMPROVEMENTS	<u>16,000</u>

MARKET VALUE OF PROPERTY \$ 33,500



APPRaisal

61-25

OWNER:	John R. Forde, Jr. et al	PARCEL NO.	769-2A
PROPERTY ADDRESS:	743 Gough	DATE ACQ:	1957
OWNER'S ADDRESS:	Forde Bldg., 1991 Locust St.	IRS:	
ZONING: CM	PRESENT USE: Shop	CONSID:	N.S.
ASSESSED VALUE:	Land \$ 1,650 Imps. <u>2,450</u> <u>\$ 4,100</u>	BEST USE:	Same
		TAXES:	\$ 416.97

LAND: DIMENSION 25 x 100 = 2,500 s.f.

IMPROVEMENTS: Condition Fair Effective Age 30 + yr.

A 1st conc. gar. bldg. with stg. mezzanine.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$7.00	\$17,500
Improvements	3,000 +/- s.f. @ \$5.00	<u>15,000</u>
		\$32,500

MARKET COMPARISON:

769-2 - \$32,950 or \$13.18/s.f. - GRM 110
Subject 2,500 s.f. @ \$13.00/s.f. = \$32,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
Shop (L)	\$ 225	\$ 280	280 x 110 = \$30,800

(E) L = 16700

B = 8800

T = 25500

LAND	\$ 17,500
IMPROVEMENTS	<u>15,000</u>

MARKET VALUE OF PROPERTY \$ 32,500



APPRAISAL

61-24

OWNER: Paul Heiling et ux
 PROPERTY ADDRESS: 735 Gough
 PARCEL NO. 769-3
 DATE ACQ: 6-20-47

OWNER'S ADDRESS: 160 Central., Los Gatos
 ZONING: CM PRESENT USE: Shop IRS: -
 CONSID: N.S.
 BEST USE: Same

ASSESSED VALUE: Land \$ 1,650
 Imps. 3,000
\$ 4,650 TAXES: \$ 472.91

LAND: DIMENSION 25 x 100 = 2,500 s.f.

IMPROVEMENTS: Condition Fair Effective Age 30 ± yr.

A 1 st. conc. shop bldg. with stg. mezzanine. Lessee has installed a spray paint booth which is considered personality.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$7.00	\$17,500
Improvements	3,125 s.f. @ \$4.65	<u>14,531</u>
		\$ 32,031
		\$32,000

MARKET COMPARISON:

769-2 - \$32,950 or \$13.18/s.f. - GRM 110

Subject 2,500 s.f. @ \$12.80 = \$32,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
Shop (L)	\$ 225	\$ 280	\$ 280 x 110 = \$31,000

$$(E) L = 16700$$

$$B = 9300$$

$$T = 26000$$

LAND	\$ 17,500
IMPROVEMENTS	<u>14,500</u>
MARKET VALUE OF PROPERTY	\$ 32,000



APPRAISAL

Off N signed
10-4-67
61-5

OWNER: Edward W. Ellis et ux PARCEL NO. 769-21
PROPERTY ADDRESS: 849 Golden Gate DATE ACQ: 4-22-46

OWNER'S ADDRESS: 849 Golden Gate IRS: -
ZONING: R-4 PRESENT USE: Shop CONSID: N.S.
ASSESSED VALUE: Land \$ 2,110 BEST USE: Same
Imps. \$ 2,800
\$ 4,910 TAXES: \$ 499.35

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Fair Effective Age 30 ± yr.

A 1 st. and mezz. conc. shop bldg. The mezz. contains a 5 rm. apt.

SUMMATION APPROACH: Rounded to

Land	3,438 s.f. @ \$6.25 ±/s.f.	\$21,500
Improvements	2,375 s.f. @ \$5.20 ±/ s.f.	12,350
		\$33,850
		\$33,900

MARKET COMPARISON:

769-2 - \$32,950 or \$13.18 / s.f. - GRM 110
782-9 - \$25,100 or \$15.93/s.f. - GRM 88
Subject 3,438 s.f. @ \$9.90 ±/ s.f. = \$34,036
\$34,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$ Owner	\$	\$
Shop	"	200	
Apt.	"	100	
		\$ 300 x 110	\$33,000

(E) C = 13750

B = 16250

T = 30000

LAND IMPROVEMENTS	\$ 21,500
	12,000
MARKET VALUE OF PROPERTY	\$ 33,500



APPRAISAL

61-3

OWNER: Joseph A. Johnson et ux
 PROPERTY ADDRESS: 835 Golden Gate

PARCEL NO.: 769-23
 DATE ACQ: 3-9-59

OWNER'S ADDRESS:

IRS: \$40.70
 CONSID: \$37,500
 BEST USE: Same

ZONING: R-4 PRESENT USE: Shop

ASSESSED VALUE: Land \$ 2,740
 Imps. 7,500
\$ 10,240

TAXES: \$ 1,041.41

LAND: DIMENSION 32.5 x 137.5 = 4,469 s.f.

IMPROVEMENTS: Condition Good Effective Age 12 + yr

A 1 st. conc. shop bldg. with partial mezzanine.

SUMMATION APPROACH:

Rounded to

Land	4,469 s.f. @ \$6.38 /sf	\$28,500
Improvements	4,224 s.f. @ \$4.50 /sf	\$19,008
		\$47,508
		\$47,500

MARKET COMPARISON:

769-2 - \$32,950 or \$13.18/s.f. GRM 110
 763-8 - \$44,000 or \$14.67/s.f. GRM NA
 Subject 4,469 s.f. @ \$10.50 +/- s.f. = \$46,925 \$46,900

INCOME APPROACH:

Units	Actual \$ Owner	Fair \$	Total Monthly \$
Entire		425	425 x 110 = \$46,750
			\$46,800

(E) C = 17850

B = 18550

T = 36400

LAND	\$ 28,500
IMPROVEMENTS	\$ 18,500
MARKET VALUE OF PROPERTY \$ 47,000	



APPRAISAL

62-1

OWNER: Ethel Ehrhardt
 PROPERTY ADDRESS: 901-25 Golden Gate Ave.

PARCEL NO. 770-1
 DATE ACQ: 1962

OWNER'S ADDRESS: c/o Mr. W.A. Ehrhardt
 2 San Rafael Way
 ZONING: R-4 PRESENT USE: Comm.

IRS: No
 CONSID: N.S.
 BEST USE: Apts.

ASSESSED VALUE: Land \$12,555
 Imps. 5,500
\$18,055

TAXES: \$1836.19

LAND: DIMENSION Irregular = 18,594 s.f.

IMPROVEMENTS: Condition Fair Effective Age 30± yr.

1 story reinforced concrete structure used as repair garage.
 Yard is paved and fenced. Service station building was removed.

SUMMATION APPROACH:

	Rounded to
Land	\$125,000
Improvements	<u>5,958</u>
Conc. Bldg.	\$130,958
	\$131,000

MARKET COMPARISON:

783-13 - \$123,000 or \$9.32/s.f. - GRM 115	
744-18 - \$ 87,500 or \$7.95/s.f. (land only)	
1178-21 \$ 16,800 or \$6.72/s.f. (land only)	
Subject - 18,594 s.f. @ \$7.00/s.f. = \$130,158	\$130,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$ 800 (ML)	\$ 1,000	\$
		\$1,000 × 115	\$115,000

Because of the gross underimprovement, this approach is misleading.

(E)

$$L = 97500$$

$$B = \underline{7500}$$

$$T = 105000$$

LAND IMPROVEMENTS	\$125,000
	<u>5,000</u>
MARKET VALUE OF PROPERTY	\$130,000



APPRAISAL

63-9

OPEN

OWNER: Walter S. Haller, et ux
 PROPERTY ADDRESS: 1075 Golden Gate

PARCEL NO. 771-15
 DATE ACQ: 4-14-60

OWNER'S ADDRESS: 235 Christopher Drive

IRS: \$82.50
 CONSID: \$75,000 Ind.
 BEST USE: Apts.

ZONING: R-4 PRESENT USE: Garage

ASSESSED VALUE: Land \$ 4,160
 Imps. 11,700
\$15,860

TAXES: \$1,612.96

LAND: DIMENSION Irregular - 7,434 s.f.

IMPROVEMENTS: Condition Fair Effective Age 40 ± yr.
 2 st. conc. str. used as garage and shops.
 There is a 1 ton elevator in bldg.

SUMMATION APPROACH:

Rounded to

Land	7,434 s.f. @ \$5.11 +/s.f.	\$38,000
Improvements	14,868 s.f. @ \$3.10 +/s.f.	<u>46,091</u>
		\$84,091
		\$84,100

MARKET COMPARISON:

783-13 - \$122,500 or \$9.28 / s.f. - GRM 154
 689-5 -- 120,000 or \$10.27/s.f. - GRM 133
 Subject 7,434 s.f. @ \$11.10 /s.f. = \$82,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
1st Floor	\$ 400	\$ 450	\$
2nd Floor	375	375	
		\$825 x 100	\$82,500

$$(E) L = 27500$$

$$B = \underline{50500}$$

$$T = 78000$$

LAND	\$ 38,000
IMPROVEMENTS	<u>44,500</u>
MARKET VALUE OF PROPERTY	\$ 82,500



APPRAISAL

66-15

OWNER: Walter Allen
PROPERTY ADDRESS:

1250 McAllister

PARCEL NO. 774-6
DATE ACQ: 1946

OWNER'S ADDRESS: 525 Rockdale Drive

IRS: -

ZONING: R-4 PRESENT USE: Garage

CONSID: Decree
BEST USE: SameASSESSED VALUE: Land \$ 3,750
Imps. 14,500
\$18,250

TAXES: \$1,856.03

LAND: DIMENSION 57.5 x 137.5 = 7,906 s.f.

IMPROVEMENTS: Condition Good Effective Age 35± yr.

A 2 story reinforced concrete storage garage with basement.
 It is used for vehicle storage and repair. Fair maintenance.
 New doors, wiring & lights, and paint.

SUMMATION APPROACH:

Rounded to

Land	7,906 s.f. @ \$6.00+/s.f.	\$47,500
Improvements	15,812 s.f. @ \$2.00/sf.	\$31,624
	Basement	<u>2,000</u>
		\$33,624
		\$81,124
		\$81,100

MARKET COMPARISON:

Subject - 7,906 s.f. @ \$10.25/s.f. = \$81,037 \$81,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
Upper floor	\$?	\$ 325	\$
Main floor	375	375	
Basement	100	100	
		\$800 x 100 =	\$80,000

Equipment = \$2,524.24

(E)

L = 28750

B = 51250LAND
IMPROVEMENTS \$47,500
33,500

T = 80,000

MARKET VALUE OF PROPERTY \$81,000



APPRAISAL

~~58-12~~

OWNER: Lloyd C. Edwards et ux
 PROPERTY ADDRESS: 1284 Mallister

PARCEL NO. 774-10
 DATE ACQ: 1-15-57

OWNER'S ADDRESS: 1284 McAllister

IRS: 23.10
 CONSID: N.S.
 BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE:	Land	\$ 1,540
	Imps.	<u>10,600</u>
		\$ 12,140

TAXES: \$ 1,008.84

LAND: DIMENSION 27 x 110 = 2,970 s.f.

IMPROVEMENTS: Condition Good Effective Age 45 ±

3 story frame and stucco 9 unit apt. bldg. with 3 2-rm units on each floor. Storage basement with a 3-car garrage

SUMMATION APPROACH:

Rounded to

Land	2,970 s.f. \$4.55 ⁺	\$ 13,500
Improvements	6,417 s.f. 5.50	<u>\$35,294</u>
	2,139 s.f. 1.50	<u>3,209</u>
		<u>38,503</u>
		52,003
		52,000

MARKET COMPARISON:

Sales Most Comparable 726-14B
 2,970 s.f. @ \$17.50 \$ 51,975 52,000

INCOME APPROACH:

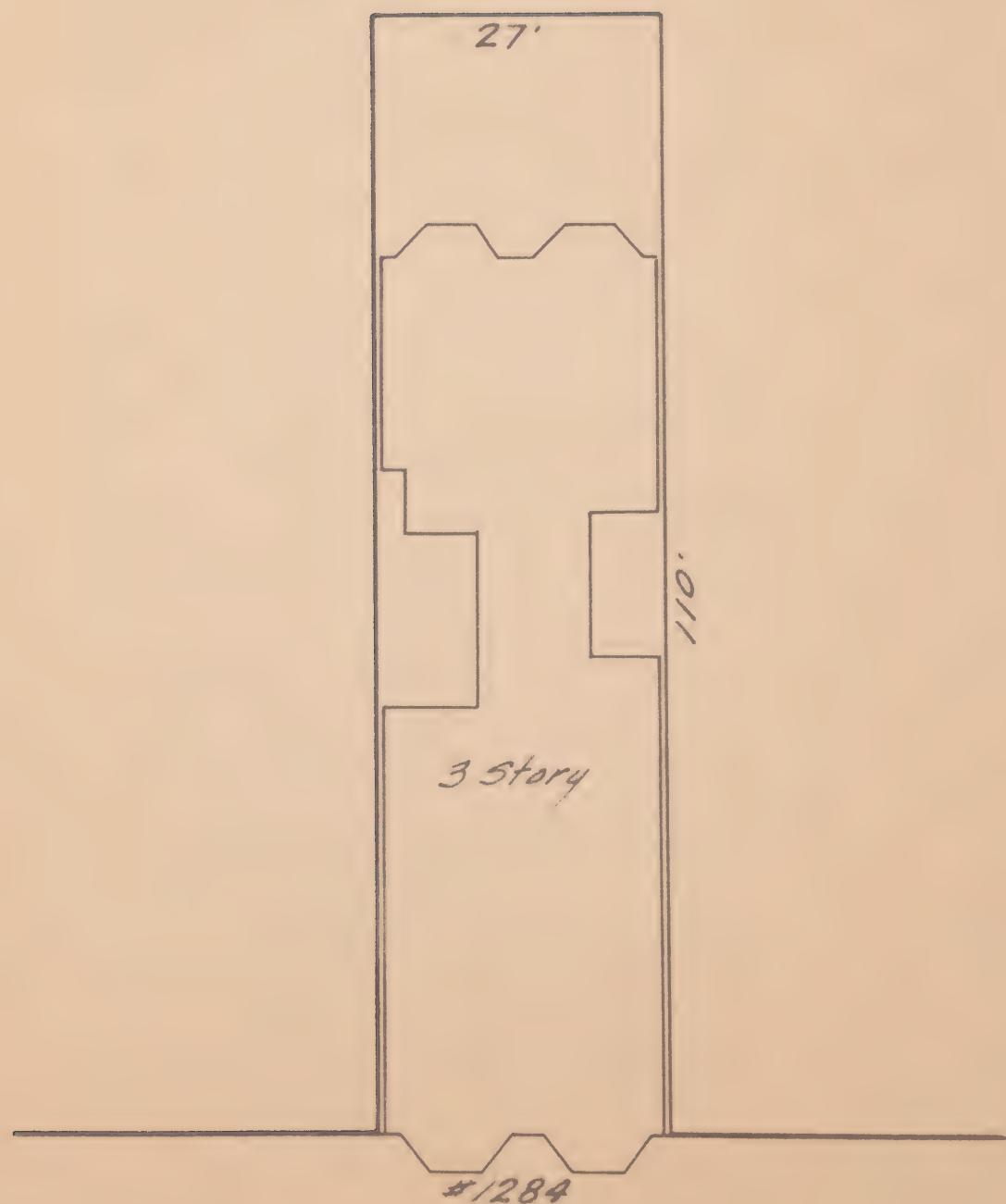
Units	Actual	Fair	Total Monthly
	\$	\$	\$
9 -2rm	65	585	
Garage		25	
		<u>610 x 85 =</u>	
		51,850	51,900

LAND	\$ 13,500
IMPROVEMENTS	<u>38,500</u>
MARKET VALUE OF PROPERTY	\$ 52,000

487 00833

FEBO 4 497





MCALLISTER STREET

EEBO + EET

APPRAISAL

66-6

OWNER: Primitivo Corral, et ux
 PROPERTY ADDRESS: 1375 Golden Gate

PARCEL NO. 774-148
 DATE ACQ: 1945

OWNER'S ADDRESS: 1872 Alemany

IRS: No
 CONSID: N.S.
 BEST USE: Comm.

ZONING: C-2 PRESENT USE: Garage

ASSESSED VALUE: Land \$3,975
 Imps. 4,700
\$8,675

TAXES: \$822.48

LAND: DIMENSION 58.917' x 137.5' = 8,101 .sf.

IMPROVEMENTS: Condition Fair/poor Effective Age 45± yr.

1 story brick garage structure.

SUMMATION APPROACH:

Rounded to

Land	8,101 s.f. @ \$6.17/s.f.	\$50,000
Improvements	8,100 s.f. @ \$1.25/s.f.	<u>10,125</u>
		<u>\$61,125</u>
		\$61,100

MARKET COMPARISON:

686-1 - \$100,000 or \$9.14/s.f. - GRM 142.9	
689-5 - \$120,000 or \$10.27/s.f. - GRM 133	
Subject - 8,101 s.f. @ \$7.50/s.f. = \$60,758	\$60,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$220 (L)	\$220	\$	
330 (L)	<u>330</u>		
		\$550 x 110 =	
			\$60,500

$$E \quad L = 39750$$

$$B = 21250$$

$$\underline{T = 61000}$$

LAND	\$ 50,000
IMPROVEMENTS	<u>10,000</u>
MARKET VALUE OF PROPERTY	\$ 60,000

Low



734-43

APPRAISAL

70-22

OWNER: Vincent and Marie Rouemente
 PROPERTY ADDRESS: 600 Fulton

PARCEL NO. 782-2
 DATE ACQ: 3-31-52

OWNER'S ADDRESS: 431-24th Avenue

IRS: -

ZONING: CM PRESENT USE: Auto Parts

CONSID:N.S.

BEST USE:Same

ASSESSED VALUE: Land \$ 7,730
 Imps. 26,400
\$34,130

TAXES: \$ 3,471.02

LAND: DIMENSION 110 x 120 = 13,200 s.f.

IMPROVEMENTS: Condition Good

Effective Age 40+

2 st reinforced conc. str. used as warehouse and parts distribution. Bldg. has elevator and ramp to 2 flr. Interior is unfinished except small office area.

SUMMATION APPROACH:

Rounded to

Land	13,200 s.f. @ \$6.06/s.f.	\$80,000
Improvements	26,400 s.f. @ \$3.10/s.f.	81,840
	<u>\$161,840=</u>	\$161,800

MARKET COMPARISON:

783-13 - \$122,500 or \$9.28/s.f. - GRM 154
 689-5 - \$120,000 or \$10.27/s.f. - GRM 133

Subject - 13,200 s.f. @ \$12.12/s.f. = \$15,998= \$160,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Entire Bldg.	1300	1600	1600
		\$1600 x 100 =	\$160,000

(E) L = 85950

B = 79050

T = 165000

LAND	\$ 80,000
IMPROVEMENTS	<u>80,000</u>
MARKET VALUE OF PROPERTY	\$160,000



APPRAISAL

71-11

OWNER: Angelo Sibona, et ux.
 PROPERTY ADDRESS: 520 Fulton

PARCEL NO. 783-5
 DATE ACQ: 10-8-41

OWNER'S ADDRESS: 538 Joost

IRS: \$7.15

ZONING: CM PRESENT USE: Garage

CONSID: N.S.

BEST USE: Com.

ASSESSED VALUE: Land \$ 1,915
 Imps. 2,250
 $\frac{\$ 4,165}{\$ 4,165}$

TAXES: \$ 423.58

LAND: DIMENSION 27.5' x 120' = 3,300 s.f.

IMPROVEMENTS: Condition Average

Effective Age 45+

1 st. reinforced conc. str.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$6.06+/s.f.	\$ 20,000
Improvements	3,300 s.f. @ \$3.15/s.f.	<u>\$ 10,395</u>
		\$ 30,395
		\$30,400

MARKET COMPARISON:

763-8 - \$44,000 or \$14.67/s.f. - GRM N.A.

Subject 3,300 s.f. @ \$9.10/s.f. = \$30,030= \$30,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Owner			\$275 x 110 = \$30,250

$$(E) L = 17900$$

$$B = 11800$$

$$T = 29700$$

LAND IMPROVEMENTS	\$ 20,000
	<u>10,000</u>
MARKET VALUE OF PROPERTY	\$ 30,000



APPRAISAL

71-7

OWNER: Zel Kahn et ux
 PROPERTY ADDRESS: 560 Fulton

PARCEL NO. 783-11
 DATE ACQ: 12-13-49

OWNER'S ADDRESS: 1250 Eucalyptus Drive

IRS: \$30.80

ZONING: CM

PRESENT USE: Garage/Offices

CONSID: N.S.
 BEST USE: Same

ASSESSED VALUE: Land \$ 1,915
 Imps. 5,250

\$ 7,165

TAXES: \$ 728.68

LAND: DIMENSION 27.5 x 120 = 3,300s.f.

IMPROVEMENTS: Condition Average Effective Age 35+

2 st. brick str. 2nd flr is partitioned into 3 offices. Bldg.
 has elevator.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$6.06+/s.f.	\$20,000
Improvements	6,600 s.f. @ \$4.35/s.f.	<u>28,710</u>
		\$48,710
		\$48,700

MARKET COMPARISON:

763-8 - \$44,000 or \$14.67/s.f. - GRM N.A.

Subject 3,300 s.f. @ \$14.65/s.f.= \$48,345 \$48,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Owner occupied		440	440 x 110= \$48,400

(E)

L = 17900

B = 20100

T 38000

LAND IMPROVEMENTS	\$ 20,000
	<u>28,500</u>
MARKET VALUE OF PROPERTY	\$ 48,500



APPRAISAL

71-5

OWNER: Wm. A. Breen
 PROPERTY ADDRESS: 590 Fulton

PARCEL NO. 783-13
 DATE ACQ: 3-66

OWNER'S ADDRESS: Mills Tower

IRS: No
 CONSID: \$123,000
 BEST USE: Com.

ZONING: CM PRESENT USE: Garage

ASSESSED VALUE: Land \$ 8,485
 Imps. 13,800
 $\$ 22,285$

TAXES: \$ 2266.38

LAND: DIMENSION 110 x 120 = 13,200 s.f.

IMPROVEMENTS: Condition Fairly good Effective Age 35±

1 st. reinforced conc. str. used a commercial garage.

SUMMATION APPROACH:

Rounded to

Land	13,200 s.f. @ \$6.59+/s.f.	\$87,000
Improvements	13,200 s.f. @ \$2.80/s.f.	<u>36,960</u>
		\$123,960
		\$124,000

MARKET COMPARISON:

Subject - 13,200 s.f. @ \$9.35+/s.f.= \$123,420 \$123,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$
850 (L)	1,075		
		\$1,075 x 115 = \$123,625	
			\$123,600

L 89400

B 22600

T 112000

LAND	\$ 87,000
IMPROVEMENTS	<u>36,500</u>
MARKET VALUE OF PROPERTY	\$123,500



APPRAISAL

72-4

OWNER: Daria F. Fedoroff
 PROPERTY ADDRESS: 733 McAllister Street

PARCEL NO. 784-24
 DATE ACQ: 4-17-47

OWNER'S ADDRESS: 733 McAllister Street

IRS: -
 CONSID: Decree

ZONING: CM PRESENT USE: Comm & Apts.

BEST USE: Same

ASSESSED VALUE: Land \$ 2,250
 Imps. 5,750
\$ 8,000

TAXES: \$ 813.60

LAND: DIMENSION 25' x 137.5' = 3,438 s.f.

IMPROVEMENTS: Condition Good Effective Age 30± yr.

A one and two story brick building with auto upholstery shop on 1st. floor and 2-3 room apartments on 2nd. floor.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$6.25/s.f.	\$21,500
Improvements	4,813 s.f. @ \$4.50/s.f.	<u>21,659</u>
		\$43,159
		\$43,200

MARKET COMPARISON:

782-30 - \$44,500 or \$17.21/s.f. - GRM 103

782-31 - \$41,000 or \$19.29/s.f. - GRM 122

Subject - 3,438 s.f. @ \$12.50/s.f. = \$42,975

\$43,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
Store	\$ 225	\$ 250	\$
1-3 rm.	Son	85	
1-3 rm.	75	85	
		\$420 x 100 =	\$42,000

E = BLDG D = 6580 φ

L 18750

B 12750

T 31500

LAND	\$ 21,500
IMPROVEMENTS	<u>21,000</u>
MARKET VALUE OF PROPERTY	\$ 42,500



APPRaisal

30-18

OWNER: Louise Grundel et al
 PROPERTY ADDRESS: 1980-82 Eddy

PARCEL NO. 1126-15
 DATE ACQ: 1-9-34

OWNER'S ADDRESS: Unknown

IRS: No
 CONSID: N.S.
 BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE:	Land	\$ 1,350.00
	Imps.	1,000.00
		<hr/>
		\$ 2,350.00

TAXES: \$ 195.28

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Good Effective Age 50 ±

2 st. fr. str. with gar. and stg. bsmt. and 5 rm. flat on the 1st flr. and 6 rm. flat on 2nd flr. Interior has been remodeled.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.36+	\$ 15,000
Improvements	2,530 s.f. @ 1.00	2,530
		<hr/>
		17,530
		\$17,500

MARKET COMPARISON:

Sales Most Comparable 1100-25; 1126-25

3,438 s.f. @ \$ 5.00 \$ 17,190 17,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5 rm.	37.50	75	
1-6 rm.	37.50	85	<hr/>
			160 x 110
			17,600

LAND	\$ 15,000
IMPROVEMENTS	2,500

MARKET VALUE OF PROPERTY \$	17,500
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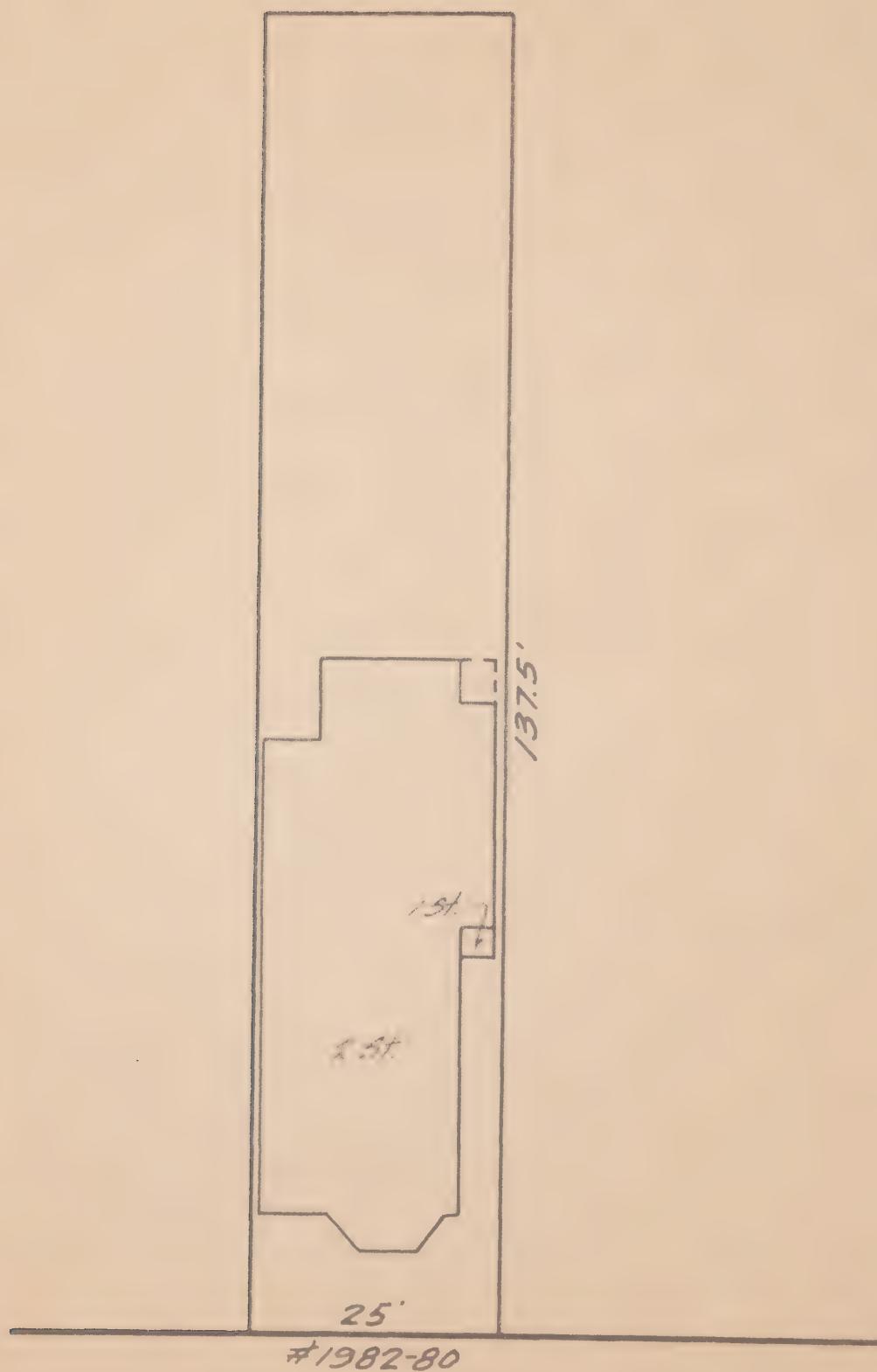
707-241

1126/15 - WA 2
Appraisal
Acquisition



FEBO 6 4974

✓



EDDY

STREET

282 14847 6 FEB 06

✓



DESCRIPTION OF IMPROVEMENTS

TYPE	Two flats	AGE	65
CONSTRUCTION	Wd. frame	DATE ACQUIRED	1/9/34
NO. OF STORIES	Two and bmt.	REMODELED	Lower flat to code
FOUNDATION	Brick	TOTAL BUILDING AREA	2,552
EXTERIOR FINISH	J.M. Shgle and rustic	INTERIOR FINISH	L6?
ROOF	Asph Shgle.	FLOORS	Pine
BATHS	Two, lino fir, one leg tub, 1 rec. tub and Shr. OT		
KITCHEN	Two, lino fir, tile sink and drain T&G Wain		
WIRING & LIGHTING	New wiring and light fixtures in lower		
HEAT	Circ. gas htrs., old fireplaces and mantels		
NO. OF ROOMS	11	NO. OF UNITS	Two (1/6,1/5)
GARAGE SPACES	Two car/ Cement fir. driveway, bal. of bmt. wd. fir.		
CONDITION OF EXTERIOR	Good	CONDITION OF INTERIOR	Good
REMARKS	Lower flat - new plumbing, light fixtures and rewiring.		

VALUATION ANALYSISCOST APPROACH

Replacement Cost Today	\$25,000
Less Observed Depreciation	18,500
Depreciated Value of Improvements	9,500
Plus Land Value <u>25</u> front ft. x \$ <u>600</u>	<u>15,000</u>
Indicated Value of Land & Improvements	<u>21,500</u>

INCOME APPROACH

Applying % Capitalization Rate to
Net Annual Income of \$
Indicated Value of Land & Improvements
and/or

Applying Annual Gross Rent Multiplier
of 10.25 x \$ 2100 Annual Gross Income
Indicated Value of Land & Improvements \$21,500

MARKET DATA APPROACH

This type of Property has been selling on the
basis of \$ 1955 per room-Land & Bldg. x 11 rms. \$21,505
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

Land	\$15,000
Building	6,500
Equipment	
TOTAL	<u>\$21,500</u>

CORRELATION AND ANALYSIS

Market Data Appropriate.

800 600 200

PARCEL 30/18
ASSESSOR'S BLOCK 1126 LOT 15

OWNER Louise Marguerite & Willard W. Grundel

PROPERTY ADDRESS 1980 Eddy St.

LOCATION N/L 62.5 E. Broderick

LOT SIZE 25 x 137.50

TOPOGRAPHY Slope on grade at street

ASSESSED VALUATION:

Land \$1,350

Building 1,000

TOTAL 2,350

ZONING R-3

AREA 3,437

TAXES: 1962-63 \$220.66

HIGHEST AND BEST USE Multi-family

UNLAWFUL USES

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$ 95

MONTHLY
ADJUSTED RENT
\$ 175

Adjusted Annual Income

\$2,100

REMARKS

ANNUAL EXPENSES

\$ 284

Annual Net Income \$1,816

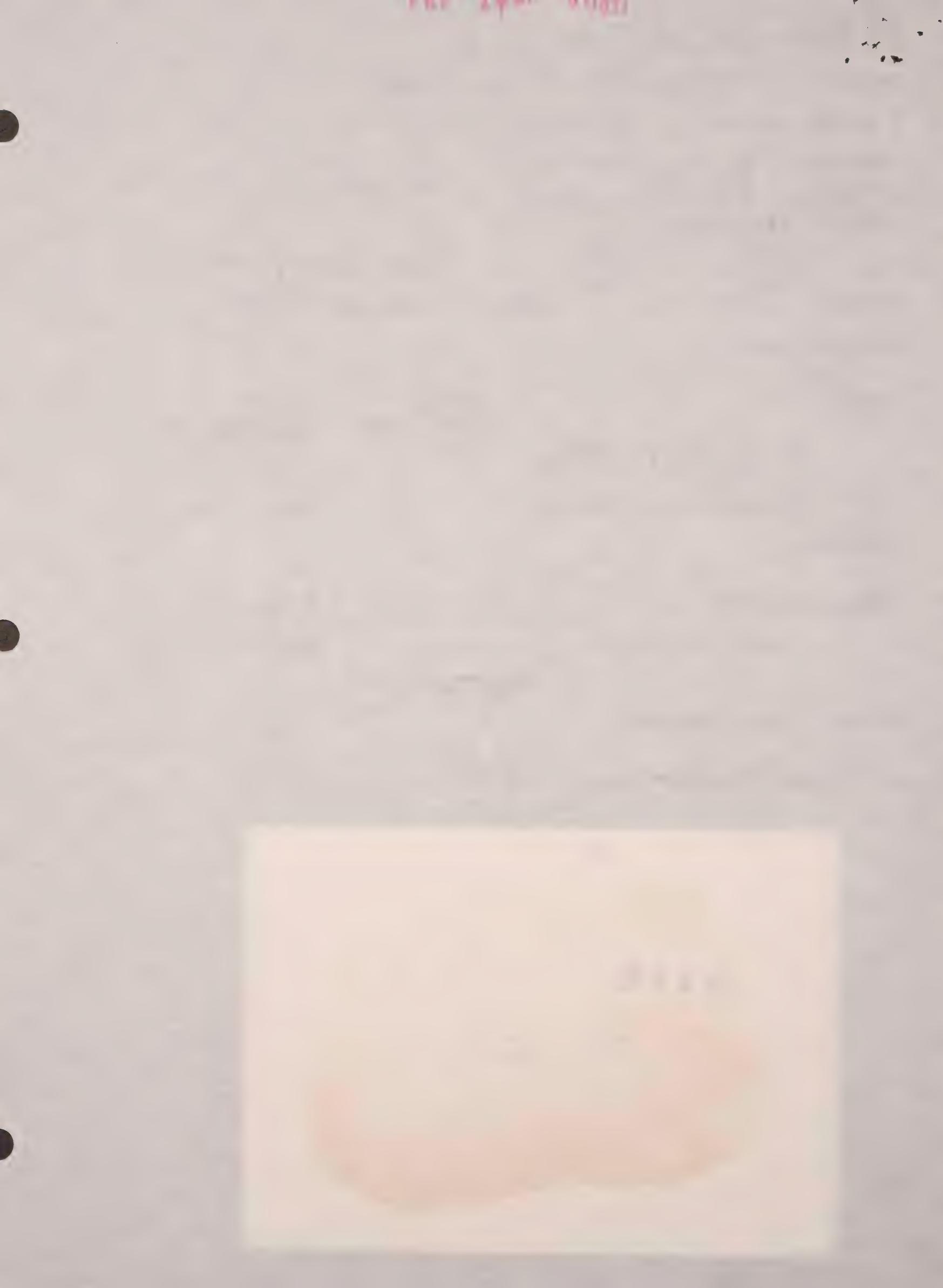
EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$





677/39

VIEW OF SUBJECT

921 7063







Cottage Row - subject is
first building.



Front and side view of
subject taken August 1975.



Taken February 1975. Cottage Row as viewed from Sutter.



APPRAISAL
1130/8 - ACQ. FILE/WA 2



2007-06-05

APPRaisal

OWNER: Fred Gutman, et ux
 PROPERTY ADDRESS: 1900 Turk

221-9850
 PARCEL NO. 1130-8
 DATE ACQ:

OWNER'S ADDRESS: 424 - 43rd. Avenue

IRS:

ZONING: R-3 PRESENT USE: Apartments

CONSID: \$136,156.81
 BEST USE: Same

ASSESSED VALUE: Land \$ 2,550
 Imps. 15,150
\$17,700

TAXES: \$1,800.09

LAND: DIMENSION 43 x 82.5 = 3,548± s.f.

IMPROVEMENTS: Condition Good Effective Age 25 + yr.
 3 story brick veneer & wood frame. apts. bldg. with 6-2 rm. & 6-3 rm units. Full bsmt. is used for garages, storage & boiler room

SUMMATION APPROACH:

Rounded to

Land	3,548 s.f. @ \$6.06 +/- s.f. -	\$21,500
Improvements	9,440 s.f. @ \$11.10+/s.f. = 104.784	
Bsmt	3,072 s.f. @ \$4.00 +/- s.f. - <u>12,288</u>	<u>117,072</u>
		\$138,572
		\$138,600

MARKET COMPARISON:

872-10 - \$270,500 or \$45.08/s.f. - GRM 104
 1130-8 - \$136,000 or \$38.33/s.f. - GRM 112
 719-12A - \$100,000 or \$37.04/s.f. - GRM 92
 Subject 3,548 s.f. @ \$38.75 = \$137,485 \$137,500

INCOME APPROACH:

Units	Actual	Fair	Total	Monthly
6-2 rms.	\$ 90 ea	\$ 100 ea	\$ 600	
3-3 rms.	100 ea	115 ea	345	
1-3 rms.	110 ea	115 ea	115	
1-3 rms.	112	115	115	
1-3 rms.	118	115	115	
				\$1290 x 110 = \$141,900

Garages included in fair rent.

LAND	\$ 21,500
IMPROVEMENTS	<u>116,000</u>
MARKET VALUE OF PROPERTY	\$ 137,500

747-0890

APPRAISAL

57-16

OWNER: Haig's Auto Reconstruction Co.
 PROPERTY ADDRESS: 626-28 Golden Gate Avenue

PARCEL NO. 762-6
 DATE ACQ: 8-10-59

OWNER'S ADDRESS: 640 Golden Gate Avenue

IRS: \$46.20
 CONSID: \$42,000 Ind.
 BEST USE: Same

ZONING: CM PRESENT USE: Garage

ASSESSED VALUE: Land \$ 6,590
 Imps. 4,500
\$ 11,090

TAXES: \$ 1,127.85

LAND: DIMENSION 41.25' x 120' = 4,950 s.f.

IMPROVEMENTS: Condition Good Effective Age 40± yr.

1 and 2 story brick and frame structure used as brake shop and car storage.

SUMMATION APPROACH:

Rounded to

Land	4,950 s.f. @ \$11.11+/s.f.	\$55,000
Improvements	7,442 s.f. @ \$2.00/s.f.	<u>14,884</u>
		\$69,884
		\$69,900

MARKET COMPARISON:

783-13 - \$123,000 or \$ 9.32/s.f.

769-2 - \$ 32,950 or \$13.18/s.f.

Subject - 4,950 s.f. @ \$14.00/s.f. = \$69,300 \$69,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
Brake shop	\$ 275	\$275	\$
Car storage	Owner	<u>375</u>	<u>\$650</u> x 110 =
			\$71,500

(E)

L = 46500

B = 6500

T = 52000

LAND	\$ 55,000
IMPROVEMENTS	<u>15,000</u>

MARKET VALUE OF PROPERTY \$ 70,000



APPRAISAL

57-2

OWNER: Northern Counties Title Ins. Co.
 PROPERTY ADDRESS: 731-35 Turk Street

PARCEL NO. 762-21
 DATE ACQ: 10-9-58

OWNER'S ADDRESS: 369 Bush Street

IRS: --

ZONING: CM PRESENT USE: Garage

CONSID: N.S.
 BEST USE: Comm.

ASSESSED VALUE: Land \$ 7,115
 Imps. 6,500
 $\underline{\quad\quad\quad}$
 $\quad\quad\quad\$ 13,615$

TAXES: \$ 1,384.65

LAND: DIMENSION 55' x 120' = 6,600 s.f.

IMPROVEMENTS: Condition Fair

Effective Age 40± yr.

One story poured concrete garage.

SUMMATION APPROACH:

Rounded to

Land	6,600 s.f. @ \$11.36+/s.f.	\$75,000
Improvements	6,600 s.f. @ \$ 1.00/s.f.	<u>6,600</u>
		\$81,600
		\$81,600

MARKET COMPARISON:

769-2 - \$ 32,950 or \$13.18/s.f.

783-13 - \$123,000 or \$ 9.32/s.f.

Subject - 6,600 s.f. @ \$12.00/s.f. = \$79,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
Auto repair	\$ 300	\$ 350	\$
Body repair	300	350	
		$\$700 \times 110 =$	\$77,000

(E)

$$L = 66000$$

$$B = 2000$$

$$T = 68000$$

LAND	\$ 75,000
IMPROVEMENTS	5,000
MARKET VALUE OF PROPERTY	\$ 80,000



APPRAISAL

57-15

OWNER: Rose Thomasian, et al
 PROPERTY ADDRESS: 640 Golden Gate (7)
 646 Golden Gate (8)
 OWNER'S ADDRESS: 646 Golden Gate
 ZONING: CM PRESENT USE: Auto Service
 ASSESSED VALUE: Land \$ 11,350
 Imps. 17,500
 \$ 28,850 TAXES: \$ 2,934.05

LAND: DIMENSION 71.05' x 120' = 8,526 s.f.

IMPROVEMENTS: Condition Good Effective Age 25± yr.

2 - one story concrete garage buildings with partial mezzanine.
 Good maintenance, little renovation.

SUMMATION APPROACH:

Rounded to

Land	8,526 s.f. @ \$11.73/s.f.	\$100,000
Improvements	7,055 sf. @ \$1.50/sf = \$10,583	
(8)	5,100 sf. @ \$1.50/sf = <u>7,650</u>	<u>18,233</u>
		\$118,233
	K,155	\$118,200

MARKET COMPARISON:

769-2 - \$32,950 or \$13.18/s.f.
 783-13 - \$123,000 or \$9.32/s.f.

Subject - 8,526 s.f. @ \$13.50/s.f. = \$115,101 \$115,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
#7	\$ 400	\$ 630	\$
#8	300	450	
		\$1,080	x 110 =
			\$118,800

The following machine inventory is included for informational purposes only. The appraiser offers no opinion as to whether it is personal or real property. The present "In Place value of the equipment is as follows: Parcel 7 - \$6,175
 Parcel 8 -\$14,920

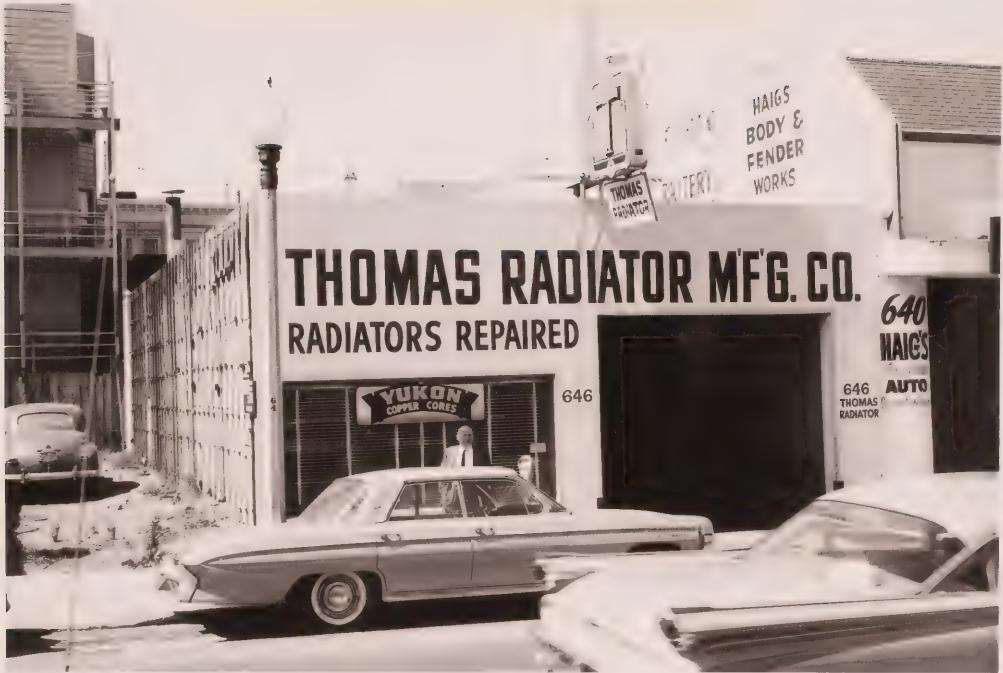
L = 78000

B = 12000

T = 90000

LAND	\$ 100,000
IMPROVEMENTS	<u>18,000</u>

MARKET VALUE OF PROPERTY \$ 118,000



HAIG BODY & FENDER CO.
640 Golden Gate Avenue
 (Admission refused)

		REPLACE- MENT <u>COST: NEW</u>	PRESENT VALUE <u>IN PLACE</u>
1	Bee Hive Co. heavy duty frame machine		\$ 3,400
1	Quincy $7\frac{1}{2}$ HP air compressor, lines and outlets.		775
1	Item of lighting in shop and power entry panel.		1,400
1	Item of built in parts racks.		500
1	Ventilator fan and duct.	100	
			\$ 6,175

OK

PCC



THOMAS RADIATOR CO.
646 Golden Gate Ave.

		REPLACE- MENT COST NEW	PRESENT VALUE IN PLACE
4	Radiator test benches @ \$125 ea.		\$ 500
4	Core testing tanks (steel) and soldering jigs.		2,200
1	Quincy 15 HP air compressor, 250 gal. receiver and air lines with outlets.		1,500
1	Monorail and 1 Ton Budgit hoist.		425
1	E.W. Bliss Co. #18 O.B.I. press, 10 ton		750
1	L & A similar 10 ton O.B.I. press		750
1	Niagara #36 power shear, 14 ga., 72"		450
1	Furnace, 6 burners, 4 x 4 x 1'		425
2	Soldering plates with furnace, ducts and fans.		1,200
1	Spray booth, fan and guns.		450
1	Electric power installation including entry, main, breakers, safety switches, and breakers.		1,200
1	Air pressure wash rack		75
1	Caustic boil out tank (special make)		175
2	Bench grinders		70
1	Dipping pot		75
1	Band saw, metal cut off		150
3	Fin nesting cones		1,350
3	Fin rolling machines and fin dies		2,100
1	8' Herbert's Moore sheet metal brake		450
	Storage racks		450
1	Safe in office, Yale		<u>175</u>
	TOTAL:		\$14,920





Sale 1
441 Ellis

Sale 3
Turk Street
Antonio Manor



Sale 2
1499 Sutter

Sale 4
230 Eddy
Olympic



S les

g H. 三 P O 頭



Sale 5
467 Turk

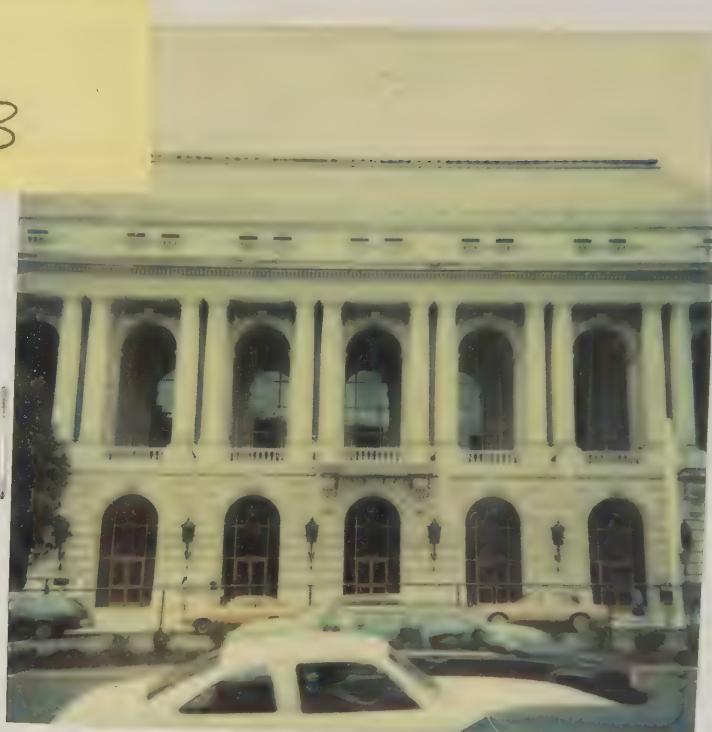


Sale 6
174 Ellis

Sale 7 (not pictured)
240 Jones/Eddy

TRBQ 489 : 85

5000/W4
Disp. Parcel
File:
767-A,B



HAYES & POLK
COMPARABLE SALE #2

ADJACENT BUILDING TO
SUBJECT SITE. OPERA HALL STYLE:
ART MUSEUM/THEATRE
WAR MEMORIAL



SUBJECT SITE WITH OPERA PLAZA
DEVELOPMENT IN BACKGROUND

LOUISE M. DAVIS SYMPHONY
HALL ON VAN NESS AVE.

SUBJECT SITE WITH
OPERA PLAZA DEVELOPMENT
IN BACKGROUND





TURK STREET
COMPARABLE SALE # 7



POLK & SCARAMENTO
COMP SALE # 9

VAN NESS AVENUE
COMPARABLE SALE # 10

✓

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